7,525

22,250

15,500

7,000

13,100

		THE SI	T
with those of the same month last year are as follows: Wisconsin Central	cables, bad private crop reports from many sections of the cotton belt, renewed rains in Georgia and local covering, together with more or less Southern and Liverpool buying. It was the usual pre-holiday mar-	divestors, those being the only values which owners were willing to consider.  However, rents, particularly in stores, small	1
wasash The Chicago, Rock Island and Pacific Railway Company reports for May: 1900. 1899. Changes.	Ret, but it was very evident that the nervous whorts were n t all in. At any rate there was sufficient covering to cause quite a sharp advance. It is recog- nized by many that the crop conditions are anything but satisfactory and that it will require very favor-	flats, and good dwellings, have risen materially during the past year, and this circumstance, coupled with a material reduction in the tax, must have gone very far, indeed, toward re-	-
Other income 7,468 17,127 Dec. 9,659  Totaline'm \$1.795,629 \$1,646,657 Inc. \$148,972  Op. exp. and 181,077 1,144,205 Inc. 171,871	able weather indeed to make good the lost ground. Months ago there was talk to the effect that 12,000,000 bales might be expected in the next crop year, but now it begins to look very doubtful whether the rield will come within a million bales of these figures. COFFEE-Rio on the spot was higher at \$1460 Bigs. for No.7. Sales 5,000 bags Rio No. 7 at \$14c; 1,000	storing the customary relation between net income and the fee value of properly improved real estate. At any rate, brokers generally expressed the opinion yesterday that Mon-	-
Net earn'gs \$473.682 \$502.461 Dec. \$22.809 Charge: \$13.000 \$25.627 Dec. 12.627 Surplus: \$166.552 \$176.824 Dec. \$10.271 From April 1 to May 31:	bags Rio No. 7 at 914c.: 8,500 bags Maracaibo, 800 bags Mexican, 600 bags Coro. Futures advanced 25 to 55 points and closed steady at some reaction. Sales, 109,750 bags. Havre advanced 214 ft. and Hamburg 214 pfg. American warehouse deliveries. 8,527 bags. Rio weak at 350 reis decline. Exchange, 1134d	day's tax announcement ought to mark the beginning of a gradually developing invest- ment demand, particularly in view of the number of new buildings obtainable at liquida-	1
Other income 34,687 31,600 Inc. 3428,412 Other income 34,687 31,600 Inc. 3,086 Total inc? 38,555,787 33,124,287 Inc. 451,499	(15-32d advance). Reccipts, two days, 12,000 bags, Stock, 151,000. Santos steady at unchanged prices. Reccipts, two days, 20,000 bags. Stock, 299,000. Prices here as follows:  Sales. Highest. Lowest. Closing.	tion prices from professional operations anxious to realize on a part of their holdings.  Plans were filed yesterday by Neville & Bagge, architects, for four five-story brick and	
Net carn's \$935.644 \$885.668 Inc. \$46.875 Charges 626.000 651,255 Dec. 25,288	January	stone tenements to be built for John Board- man, Jr., owner, on 182d street, west of Am- sterdam avenue, at a cost of \$100,000.	
The Chicago Union Traction Company earnings for June were \$614.952, an increase of \$24,-213 over last year. For the twelve r norths ending June 30 gross earnings were \$7 412.770, an increase of \$469, 162 over the first of its existence, or 52 per cent. It is figured that earnings are	July     3,500     7,80     7,75     7,75 @ 7,80       August     2,000     7,85     7,75     7,80 @ 7,85       September     38,750     7,95     7,80     7,96     7,90       October     19,500     8,10     7,90     7,96 @ 8,00       November     6,750     8,15     8,00     8,00 @ 8,05	Thomas Frazier, the banker, sold the plot, 100.11x125, at the northeast corner of Broadway and 112th street to a builder, who will erect a seven-story elevator apartment house.	
equal to 2 per cent. on the preferred.  The New York News Bureau published the following to-day: "The officials of the Brooklynd an	December80,000 8.35 8.25 8.25 8.25 8.30 Coffee showed more life and snap than for many a day past, and the total transactions ran up to 109,750 bags, and this, too, in the face of bearish crop estimates. The cause of the rise was heavy buying of the late months by Europe. Rio prices were lower, but exchange there advanced 15-32d to 11 5-8d.	Mr. Frazier was represented by his attorneys, Mitchell & Mitchell. The sale was accompanied by a building loan of \$125,000. The plot has figured in several recent transactions, being exchanged in July last year for the three four- story dwellings, on plot 56.8x100, at No. 540 to	
attitude which has general judication of specula- tive accounts in the stock of that company and the attendant occasional raids on its	inclination to sell. Toward the close there was some reaction, however, owing to realizing. Norton, Megaw & Co. estimate the present Rio grop at 3,000,000 bags.	544 West 113th street. Tuoli & Co. sold for Morris Eschwege the four- story double tenement on piot 25x75, No. 2176 Second avenue, for \$16,000. The same brokers also sold for George W. Ambrose the four-story	
be stated from authoritative information that the company was never in better financial condition than it is to-day. Operat- ing expenses have been reduced very ma-	and that of Santos at 6,000,000.  MBTALS—Tin was higher at \$141 for spot and \$133 15a for futures. Here tin was easy. Copper was firm, with spot at \$71 15a and futures at \$71 17a 6d. Copper was quiet here. Lead and from were weak. Speiter was firmer. Prices here as follows: Copper, lake, 1645c.; electrolytic, 16.25c.; casting, 16.25c.; lead, \$4.10; \$4.15; speiter, \$4.27456. \$4.329; tin, \$1.30c.@31.45; tin plates, \$4.934.75; from, No 1 Northern, \$18; No. 2 Northern, \$17; pig iron warrants, No. 2, \$14, nominal.	single tenement, on lot 20x100, at 308 East 114th street, for aboutt \$10,000.  Boehm & Coon were the buyers of the plot fronting six lots on Fifty-eighth street, one on Fifty-ninth street and two on Park avenue sold last week by the Wallace C, Andrews es-	
have been brought into closer relations. In company's statement for the year ending June 30 will, it is learned, show a net surplus of about \$700,000. The surplus would probably have been close to \$1,000,000 had it not been	NAVAL STORES—Spirits steady at 4614@47a Rosin	Charles E. Schuyler & Co. sold for Jacob D. Butler the plot, 113x201.10, running from 109th to 110th street, 100 feet west of Broadway. Schmeidler & Bachrach sold to Kidanaky &	
the strike which was in progress during the strike which was in progress during the first month of its fiscal year. The actual gain over the surplus of the previous year is considered very eatisfactory.	PROVISIONS—Lard waversy: South America, \$3.00; Brazil kega, \$9.10; Western choice, \$7.15; refuned Continent, \$7.40. Pork was strong: mess, \$18.00\( \) \$18.50. Measts were firm; pickled hams, \$10\( \) \$10\( \) \$40. Tailow, \$4\( \) \$0. Pressed hogs, \$78.60\( \) \$6. Butter—Creamery. Western, extras, \$10\( \) \$0. firsts, \$10\( \) \$0. State, extras, \$10\( \) \$10\( \) \$0. colored or white, large or small, finest \$94.60\( \) \$10\	Fine Nos. 104 and 106 Essex street, plot 22x101x 50x101, with old buildings. George R. Purvis sold for Gustav Zimmermann No. 315 East Fiftieth street, a three-story and basement brownstone private dwelling, on lot 16.8x100.5.	-
Clarence S. Day, managers of the syndhologous which conducted the purchase and transfer of the St. Paul and Duluth Railroad to the Northern Pacific company, announce that the work of the syndicate is finished. The proceeds	had a good advance on the builtsh showing of stocks	Herbert B. Rexer sold for Minnie Yokel to Frederick Krauss No. 4 East 133d street, a five- story flat, on lot 20x99.11. Levy Brothers sold for Jackson & Stern to M. S. Isler the six-story brick tengment, on lot	
the Northern Pacine company have been the posited, less expenses, with the Manhattan Trust Company. Each holder of common stock was permitted to subscribe pro rata to the unitary states and less only one assessment was	in store here, the world's visible supply of lard fig- ures (abowing 147.000 terces less than a year ago) and light hog receipts. There was a fair investment demand with some buying by English packers. The offerings came mainly from one of the recent leading bulls. This selling caused a loss of part of the early improvement. The market closed steady. The cash	25x100. No. 21 Columbia street. William Stonebridge sold for John Toelberg to Michael Buckley the three-story frame flat No. 2248 Bathgate avenue for about \$7,000.	
ealled and that has been returned will receive Holders of the syndicate certificates will receive as their share of the proceeds of the sale the in- stallment paid upon said certificate in each case and a sum equal to 31 per cent. of the full amount subscribed.	Improvement. The market closed steady. The cash trade was fair.  SUGAR — Raw was firm at 4%c. for 96 test and 4%c. for 89 test. Refined was firm; 10 points higher; granulated 5.90 long price.  CHICAGO, July 3.—These were to-day's prices;	Auction Sales.  BY SAMUEL GOLDSTICKER.  126th street, No. 206, south side, 107.6 feet east of Third avenue, 27.8x99.11, five-story brick tenement with stores; to the plaintiff, Renry R. Beekman, for \$19.000; due on judgment.	
It is reported that negotiations for the con- solidation of the Henry Clay-Bock Company and the Havana Commercial Company, which were broken off some months ago, have been	Wheat: ing. es. est. ing. Night. July 7814-94 7914 7714 7834 77 Aug 7834-94 8014 7815 7936 7754 Sept 7036-8014 8114 7936 8014 7834 Corm.	BY WILLIAM RENNELLY.  100th street, No. 153, north side, 200 feet east of Amsterdam avenue, 26x100.11, five-story brick flat, to the plaintiff. George S Leary.	Г
company shows a profit of \$230,030 for the year.  1899, as compared with a loss of \$5,135 the pre- vious year.  The receipts of the Government to-day were: Customs, \$756,188; internal revenue, \$609,219,  white older the court \$42,444 at total of \$1,47,811.	July 4214-14 4314 4114 4234 4114 Aug 4214-34 4354 4214 4315 4214 5214 5315 4214 5315 4214 5315 4214 5315 5214 5314 5214 5315 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5214 5314 5314 5314 5314 5314 5314 5314 53	to mortgages, \$19,447.88.  BY JAMES L. WELLS.  Locust avenue, White Plains road and Elm street, being lots 4 to 18, 21 to 40, on amended	
expenditures over receipts of \$2,372,189. The receipts of the fiscal year to date have been \$1,467,811, the disbursements \$3,840,000, an excess of expenditures over receipts of \$2,372,189.	Aug 23-31-5 23-5 22-5 23-6 23-6 23-6 23-6 23-6 23-6 23-6 23-6	map of Bronxwood Park, Williamsbridge; to the plaintiff, David B. Jutten, as trustee, for \$18,000; due on Judgment, \$10,039.86; subject to mortgages, \$10,000, and taxes, &c., \$2,145.81. BY PETER F. MEYER & CO.	1
The official count of the cash in the Treasury to-day, not including the gold reserve of \$150,000,000 and \$723.404.179 in gold, silver and notes against which certificates are outstanding and compared with that of Saturday last shows:  June 30. July 5.	Cash 1.4214 1.4214 1.42 1.42 1.42 1.42 0ct 1.35 1.3614 1.35 1.36 1.3614 1.36 1.3614 1	Mount Hope te, north side, 460 feet west of Fleetwood i nue, 150x125, vacant; Mount Hope place, south side, 450 feet west of Fleetwood avenue, 125x125, vacant: 176th street, north side, 475 feet west of Fleetwood avenue, 25x125, vacant: 176th street, north side, 625	
Gold, coin, bullion and certificates	July 6.80-5 6.85 6.80 6.8214 6.6714 Sept 6.95-7.00 7.00 6.9214 6.9214 6.85 Oct 7.00-214 7.0214 6.95 6.95 6.8714 Nov. 6.95 6.95 6.95 6.9214 7.05 Ribs:	feet west of Fieetwood avenue, 50x125, vacant; adjourned to Sept. 25. Pearl street, No. 221, southwest corner of Platt street, 22.3x54.1x12.2x50, four-story brick store, subject to mortgage, \$20,000, and taxes,	
Net avail cash bal. \$154,425,695 \$151,717,167 The Treasury Department to-day received	July 7.0714 7.15 7.0714 7.0714 7.00 Sept 7.1214 7.20 7.10 7.10 7.0214 Oct 7.10 7.1214 7.0714 7.0714 7.0214 Pork: July 12.80 12.8814 12.70 12.70 12.55	&c., \$400.26; also Stone street, No. 10, south side, about 200 feet east of Whitehall street, runs south \$9.9x east 5.4x south 8x east 21.10x north 20x north 45.3 to Stone street x west 21.11 to beginning, five-story brick store, &c., with one story brick building on rear; adjourned to	1
changed for the new 2 per cent. bonds of 1930, under the Refunding act. The total amount of bonds received to date is \$308,901,150.  The aggregate amount of money in circulation in the United States July 1 was \$2,062,425,496, an increase of \$139,941,257 over the amount in circulation July 1 last year. Estimating the population of the country at 77,816,000 July 1, the circulation per capita is \$26.50. The amount	OTHER MARKETS.  OPen High Low Clos Last ing. est. est. ing. Night.  MinneapolisJuly. 79 78% 79% 78	July 11.  Real Estate Transfers.  Downtown  (South of Fourteenth st.)	
Government July 1 was \$279.473.684, which does not include \$95.882.502 deposits of public money	Sept. 7914 80% 7914 80 7894 Duluth	Cherry st 228, and 7 Peiham st; Jonas Weil and ano to Joseph Levy and ano, r s \$32 mtge \$24,000 \$1  Madison st, 276, s s, 31.2x100; Louis Frank to Philip Steinman.	1
in national bank depositories. The general stock of money in the United States July I was \$2,341.899,180.  Money in London, 114@1% per cent. Rates of discount in open markets for short and three months' bills 214@21% per cent. Amount of	Sept.     834     844     8276     834     8244       Toledo (Closer) Oct.     6.90     5.924     8.90     5.924     8.924     8.924       Detroit     July     824     82%     814     824     804       St Louis     July     784     784     774     78     776       Sept.     784     799     784     784     78	Madison st, 402, s. a, 25x100; Joseph Levy and ano to Jonas Well and ano, rs \$11, mige \$25,000.  Mot st, 20, e. s. 26x120x18.10x117.6; Doyer st, 11-12, w. s. 40x81x02x45; A. F. Wright, extra and trustee, to Phebe J Barnum	1
bullion withdrawn from the Bank of England on balance to-day, £23,000. Paris advices quote 2 per cents, 100 francs 12½ centimes. Exchange on London, 25 francs 10½ centimes.	REAL ESTATE NEWS.  The subject of paramount in terest discussed in brokers' offices yesterday was the reduc-	grave to Elizabeth A Wilcox, r s 327	,
TUESDAY, July 3.—GRAIN—Wheat—Spot was firm and quiet. Sales, 64,000 bush., for export here and at the outports. No. 2 red in eleva-	tion of 18 points in the local tax rate implied in the assessed valuations submitted by the Board of Taxes and Assessments to the Mu- nicipal Assembly on Monday. The relief that	Suilivan at, ses, 67.6 n. Grand st, runs n.e. 18. 7x se 60 to alley x s w 5.7x w 14x n.w 50; Henriette Riede to Peter Roberts, r s \$7.50.  Columbia st, 109, w s, 25x 100; Rachel Shapiro to Bertha Felerstein.  Mercer st, 255, 25x 100; Thomas M. P. Mills to Abram Rapp, r s \$13, mag \$55,000	
or, 86c.; No. 1 Northern Duluth, 3½c. over July; No. 1 hard, 5c. over. Northwestern receipts were 96 cars, against 198 last week; Chicago, 148, against 143. Futures closed ½c. to	this reduction means to real estate is appreciated when it is reflected that about 85 per cent. of the burden of taxation is borne by real as opposed to personal, property. The belief was freely expressed that the diminution	to Abram Happ, rs \$13, mag 300,000.  East Broadway, s, lot 133, map Hendrick Rutgers estate, 26x76; Emanuel Glauber and ano to Harris Samilson, rs \$12.50, mage \$18,000.  Sth st, ns, 361.2 w 5th av, 18 4x92.3; Edward H Van Winkle to Anna P Fuller, rs \$22.50.	1
1%c. higher. Sales, 4,225,000 bush. Prices as follows:  Open High Low Cios Last ing. Night.  July85-854 864 844 8594 8494	lief was freely expressed that the diminution in the local tax will serve to restore a season- ably normal activity to the real estate market. which during the past twelve months has been in a condition bordering on stagnation. The	Stanton st, 162, 25x75; Ignatz Weisberger to Samuel Dublin.  Canal st, 326, s. 25.5x55.8z24.11z50.9; Henry A Bogert et al. exors, to Theodore L. Bogert.  Mott st. 117, w. a. 25x100; David Kldansky	
Bept. 834 834 836 844 8336 846 8346 0ct 843 8346 844 8436 834 844 845 834 844 845 834 844 845 834 844 845 834 844 845 845 845 845 845 845 845 845 84	market value of real estate is determined, in a certain sense, by the tax which, before the consolidation of the greater city, varied but little from year to year, and was practically	and ano to Louis Michaelisky and ano, r s \$14, mige \$55,000  Columbia st, 91, w s, 25.8x100; Abraham Eydenberg to Henry S Eisler, r s \$10.50, mige \$20,000  14th st, 69 E: 25x100; Louis Nieberg to Sam-	1
30@35c: track and ungraded mixed, 23@30c. Barley was firm but dull. Feed 48c. c. 1. f. New York; mailing, 50@55c. c. 1. f. Buffalo. Corn was firm. Sales, 274,000 bush, mainly for export here and at the outports. No. 2 in elevator, 494c. No. 2 white, 50 over July in Chicago: No. 2 yellow 74c. over. Futures closed 14c higher. Sales, 315,000 bush.	a fixed quantity. Last year's unprecedented tax increment, though purely an incident of consolidation, predisposed the public to look for further fiscal burdens. Monday's an-	uel Sachs r s \$11.50, mige \$31,000	1
Upen High Low- Clos Last ing. est. est. ing. Night.  July	nouncement acts as an assurance that here- after, as before consolidation, the tax will be reasonably uniform and calculable, a condi- tion indispensable to activity in investment realty.	2d st, s w s, 80 s c Avenue B, 2017b. 6; Abraham Sternberg to Charlotte Dochtermann Perry st, 28, s s, 25x85; Charles I Weinstein to James H Roane and ano, r s \$7.50, mtge 24, 000	1
Dec	realty.  In the case of an ordinary commercial asset a permanent tax increment would be followed by a readjustment of the market value of the asset. In the case of real estate, however,	Friedman to the Congregation Gemiles Chesed Kranken Unterstuctuongs Verein, mige \$16,000	1
Chicago: Receipts 71,200 672,900 401,300 750 27,800 Shipments 95,472 153,589 212,643 3,940 Buffalo:	because of the element of monopoly inherent in land, such increment, in a progressive com- munity like New York, is certain to be ulti- mately shifted to the tenant, with only a tem-	Cameron to George Gerlach, r s \$10, mtge \$53,000 1 17th st, s s, 191.10 e 5th av, 25x92; Mary S Martin to Charles Deltsch and ano, r s \$15, mtge \$45,000	1
Shipments. 186 000 617 125 25 800  Wheat advanced on bette cables than had been expected, buying by prominent buils at the West, further bad crop reports from the Northwest, foreign buying covering of shorts on the eye of the holiday	porary impairment of the net rent. Land- lords, therefore, being in a position to choose between a temporary loss of interest, which may turn out to be comparatively insignifi- cent extending over but a year or two, and a	81st st, n s, 75 c 2d av, 28101.2; Amelia Lohr to John M Nagel. 12,000 91st st, 354 E, 282100; Robert Arstein to Dan- iel Spangler, r s \$3.50, mtgs \$21,250. \$3th st, s, 295 c Avenue A, 282102.2; Caro- line Gehrig to Michael Fauth. 53d st, s, 116.6 e Lexington av, 16.62100.5; Gabrielle Ammirato to Floriano Stolf,	1
and a scarcity of sellers. Liverpool practically ig- nored the drop here yesterday, prices there falling only 1st. and Paris declined only 1st to 3t. Cudahy was said to be buying at the West, and the Northwest bought at Chicago. Part of the improvement was lost toward the close on realizing sales. Good rains fell in southern Minnesota and South Dakota and light showers in North Dakota. The cash trade was dull	cant, extending over but a year or two, and a permanent loss of oapital, gererally prefer the former alternative. This circumstance ex- plains the profound quiet which has prevailed in the real estate market since the cessation	Gabrielle Ammirato to Floriano Stolfi, rs 84, mtge 810,985 1 1st av. e a, 75.5 s 48th st, 25x100; Emma W Vaughan to Alvina Reinhard 24,500 49th st, 312 E, 25x100.5; Charles Lane to David J Roche, rs 84, mtge 37,280 1 1st av. e s, 51.2 s 85th st, 51x100; Catharine M D Collhan to August Knatz, rs \$25.50 2	1
bush of wheat and flour. The Braditreet statement of visible supplies was postponed owing to incomplete returns.	of the building movement a year ago.  That movement, by the way, with its attendant demand for vacant lots, tended for a moment to obscure the effect of the increased tax.	1st av, e.s. 51.2 s 85th st, 51x100; Catharine M D Colihan to August Knatz, r s \$2.8 50  Avenue A, 1020, e.s., 25x80; Therests Durr and ano to John J Brodbeck, r s \$4.50, mige \$12,000  153d st, n s, 51.5 w 2d av, 10.8x75.5; Henry Salomon and ano to Carrie Salomon	
and ahorts covered. Liverpool rose \$40. and there was a big cash demand at the West. Commission houses were good buyers. The weather over the corn belt is being closely watched. Some argue that a short cropt is due.	As a matter of fact, the two leading features of the movement were the result of special agencies. The construction of tenements on the lower East Side was justified by the un-	109th st. n.s. 80 w 4th av. 29, 43100.11; Daniel P Ingraham, referee, to Abraham Gold- schmidt et al.  50th st. 54 E. 18x100.5; Charles Buek to Wal- ter D Buchanan.  35,000  35,000	1
at the moment, but it is said that it will take twenty days more of good weather to insure a fair crop and abundant rains for a month to make a big one. Oats were easy early in the day owing to renewed sNorth-western liquidation, but later they railted with the reat of the list.  PLOUR-Quiet. Sales, 10,000 bbis. Receipts were 11,017 bbis, and 11,856 sacks. Exports.  5,520 bbis and 2,220 bbis and 2,200 bbis. Receipts	housing of about thirty thousand persons as a consequence of the razing of buildings to make room for public improvements—small parks, schools and so on. The erection of elevator flats uptown was occasioned by the	Herrmann to Paul Keber and ano, rs \$4.50.  1st av, w s. 75.2 s 87th st, 25.6x73; Christian Glasser to John Kempf and wife, rs \$10.80, mtge \$11,500.  18th st, 429 E 25x100.8; Friedrich Meyer to Jacob Zapp. 15.000	1
were 11,017 bbls, and 11,856 sacks. Exports, 5,520 bbls and 6,824 sacks. Winter in bbls: Superfine, \$2,50@\$2,70; No. 2 extra, \$2,75@\$2,85; clears, \$3,35@\$3,50@\$3,30; patents, \$4,10@\$4,50. Spring in bbls: Clears, \$3,00@\$3,50; straights, \$3,75@\$3,90; patents, \$4,50@\$4,50. Spring in bbls: Clears, \$3,00@\$4,65. Rye Gour, \$3,2@\$3,85. COTTON—Spot cotton here advanced 1-16c. Sales of 1,481 bales for export and 300 delivered on con-	elevator flats uptown was occasioned by the northward extension of the conduits of elec- trical companies supplying cheap power for elevators. The introduction of electrical power into the uptown residential districts	24th st. n s. 300 c ist av. 25x98.9: 25th st. n s. 300 c ist av. 50x98.9: 24th st. n s. 325 c ist av. runs n 95.0x e 25x n 98.0 to 25th st. x e 150x s 197.6 to 24th st. x w 175; 25th st. n s 375 c ist av. 50x98.9: Clifford W Hartridge, referee, to The Durant Land Improvement	•
last year, New Orleans and Gulf, 10%c., against 64cc. 64cc. Suthern spot markets were generally steady; New Orleans and	raised the intrinsic value of lots, while the supply of elevator flats being still compara- tively limited, tenants are readily recruited from less modern housings. These special	Co. Madison av. n e cor 90th st. 100.8x62.3; Rebecca Cohn to G C Brown, r s \$33, mtge \$40,000.  105th st n s. 125 e 4th av. 25x100.11; Bertha G Lyons to Lillie Goldshear r s \$3, mtge	
lower to 3 points lower, but railled and closed at 1 lower to 3 higher. The movement to day was as follows:  To day, Last Week, Last Year.	agencies which have been at work on the lower East Side and the uptown flat-house districts caused the tax increase of last year to fall less heavily upon tenements and elevator apart-	\$16,000 1.  Avenue A, w s, 68.2 s 51st st, 17170; Charles Ast to Caroline Gehrig, r s \$2, mtge \$5,000. 1.  Avenue A, w s, 77.2 n 84th st, 25x78; Hannah Wallach to Paul Jaenisch and wife, r s \$4.50, mtge \$18.50. 100.	3
Memphis 2 10 10 216 St Loute 10 16 216 April 20 11 46	ments, which, consequently, have been in fair demand for the purpose of investment. The rest of the product of the great speculative building movement, namely, five-story flats, lofts, and dwellings outside of certain decal-	90th st, 411 E, 25.4x100.8; Jacob Herb and ano to George Gerold, Jr, r s \$8, mtge \$15,000	1
her. Putures here advanced 12 to 18 points, red d sikhus and closed steady with estimated sales 00,000 bales. Prices as follows:	lofts and dwellings outside of certain local- ities that appeal to folk of fashion, was not favored by special agencies, and much of it still remains unsold. having passed through a process of liquidation, which has commonly	to M A C Levy, rs 85.  Same property: Elizabeth G Turnure to William S Kane, rs \$15.  WEST SIDE.  (West of Fifth are, between Fourteenth and 110th sts.)	1
August 9.75 9.68 9.73@9.75 September 9.45 9.34 9.44@9.45 October 8.47 8.54 8.44@8.45 November 8.47 8.54	a process of liquidation, which has commonly resulted in the building loan operator taking over the fee, and in wiping out the claims of less strongly fortified creditors. When the building movement came to an end a year ago	84th st. 108 W. 39.6x102.2: James Livingston to C August Franc, rs \$27. mtge \$46,000 71st st. n s. 258.4 e West End av. 16.8x102.2: William Lloyd to V C Ralph. rs \$17.50	1
January 8.24 8.12 8.23 8.24 Pebruary 8.21 8.22 8.23 8.27 March 8.27 8.18 8.27 8.29 8.27 8.29	on the excessive rise in cost of construction, the full effect of the abnormal tax burden be- came apparent, for, with the exceptions noted in the foregoing, improved property was not	108th st, n s, 100 e Riverside Drive, 175x 100.11s trreg; George W Arthur to Gustav A Brackley, r s 445, mtge \$200,000	1
The fise in cotton was due to unexpectedly strong	able to show customary net earnings on tra- ditional fee values, and so did not appeal to	Broadway, 2378, e s. 26.4x105x25.8x112.3; Jane Claven to Julia V Osborne, trustee, q c	•

日本日		THE SU	IN, WEDNESDAY, JUL
	cables, bad private crop reports from many sections of the cotton belt, renewed rains in Georgia and local	Mivestors, those being the only values which	84th et, n s, 224 e eth av, 24x98.9; Franklin W Gilley et al, exers, to the Arts Realty Co 10
14	Liverpool buying. It was the usual pre-holiday mar- ket, but it was very evident that the nervous shorts	owners were willing to consider.  However, rents, particularly in stores, small flats, and good dwellings, have risen materially	54th st. s s. 163 e 6th av. 22x100.5; Georgie R
	were n t all in. At any rate there was sufficient covering to cause quite a sharp advance. It is recog nized by many that the crop conditions are anything but satisfactory and that it will require very favor-	during the past year, and this circumstance, coupled with a material reduction in the tax.	29th st, n s, 66 w 8th av, 22298.9; also 29th st, 335 W, 22298.9; Eleanor A Wood et al to John H Wood, r s 86, mge 334,000
1	able weather indeed to make good the lost ground.  Months ago there was talk to the effect that 12,000,  000 bales might be expected in the next crop year.	must have gone very far, indeed, toward re- storing the customary relation between net	to point 425 w 9th av x - to 60th st x e -; giso 60th st, 34 W; also 61st st, 117 W; John C McNeilly to George Deshon et al, r s \$1
12	but now it begins to look very doubtful whether the yield will come within a million bales of these figures. COFFEE—Rio on the spot was higher at 114@314c.	income and the fee value of properly improved real estate. At any rate, brokers generally	Same property; George Deshon and ano to John C McNelly, r s \$1. 60th st, n s, 325 e 11th av, 25x105.5; Cecella Hollman to Martin Kilpatrick.
9	for No.7. Sales 5,000 bags Rio No. 7 at 9\sc.; 1,000 bags Rio No. 7 at 9\sc.; 8,500 bags Maracalbo, 800 bags Mexican, 600 bags Coro. Futures advanced 25	expressed the opinion yesterday that Mon- day's tax announcement ought to mark the beginning of a gradually developing invest-	100th st, s s, 275 w Columbus av, 25x100.11; Leo S Bing to James A Freel and wife, r s \$10, mtge \$18,000 7th av, 2291, 12,3x75; Fanny E Potts to Mary
71	to 55 points and closed steady at some reaction. Sales, 109,750 bags. Havre advanced 2½ f. and Hamburg 2½ pfs. American warehouse delivertes, 9,527 bags. Rio weak at 350 reis decline. Exchange, 1134d	ment demand, particularly in view of the number of new buildings obtainable at liquida-	
2	(15-32d advance). Receipts, two days, 12,000 bags. Stock, 151,000. Santos steady at unchanged prices. Receipts, two days, 20,000 bags. Stock, 299,000.	tion prices from professional operations anxious to realize on a part of their holdings.	40th st. B s. 120 e 9th av. 20195.9; Lewis L Delanteld, referee, to Edward V Thornali 20th st. 134 W. 24.8192; Hattle C Gles to George J Humphreys, rs \$3, mtgs \$37,500 49th st. ss. 375 w 9th av. 252100.5; Katharine
9	Prices here as follows:  Sales. Highest. Lowest. Closing.  January 3,750 8.50 8.40 8.30@8.35	Plans were filed yesterday by Neville & Bagge, architects, for four five-story brick and	Boehm to Herbert Boehm, I s er mige
5	Pebruary 750 8.50 8.45 8.40@8.45 March 9,780 8.70 8.50 8.45@8.50	man, Jr., owner, on 182d street, west of Am-	85th st, s s, 400 e Columbus av, 16.8x102.2; Annie L Franc to Bessie Livingston, r s \$27 30th st, n s, 125 e 8th av, 25x86 8; Henry R
1	May 7.50 8.75 8.55 8.55@8.60 July 3,500 7.80 7.75 7.75@7.80	sterdam avenue, at a cost of \$100,000.  Private Saies.	30th st, n s. 125 e 5th av, 25295 9; Henry R Mount to Lazard Kahn Same property: Elizabeth I. Freeman et al, legalees, to Gertrude M Mount, indiv and
-  -	August 2,000 7.85 7.75 7.80@7.85 September 38,750 7.95 7.80 7.90@7.95 October 19,500 8.10 7.90 7.95@8.00	Thomas Frazier, the banker, sold the plot, 100.11x125, at the northeast corner of Broadway and 112th street to a builder, who will	Same property: Gertrude M Mount, extrx, to
	November 8,750 8.15 8.00 8.00@8.05 December 80,000 8.35 8.25 8.25@8.30	erect a seven-story elevator apartment house. Mr. Frazier was represented by his attorneys, Mitchell & Mitchell. The sale was accompanied	Same property Gertrude M Mount to Lazard Kahn, mige \$12,000. 53d st. st. 16.9 e 5th av. 16.9x100.5: Charles F Keane to Edward S Savage.
e	Coffee showed more life and snap than for many a day past, and the total transactions ran up to 109,750 bags, and this, too, in the face of bearish crop estimates. The cause of the rise was heavy huying of	by a building loan of \$125,000. The plot has figured in several recent transactions, being exchanged in July last year for the three four-	Lewis to Lillie McGovern, r a \$31.50, mtge
nd	mates. The cause of the rise was heavy buying of the late months by Europe. Rio prices were lower, but exchange there advanced 15-52d to 11 5-8d. European markets were higher and there was little	story dwellings, on plot 56.8x100, at No. 540 to 544 West 113th street. Tuoli & Co. sold for Morris Eachwege the four-	Weiber Court ns, 105 e Washington av, 32.4x 43; also Weiher Court, ss, 105 e Washington av, 32.4x22; Lorenz F J Weiher, Jr, to
7	European markets were higher and there was little inclination to sell. Toward the close there was some reaction, however, owing to realizing. Norton, Megaw & Co. estimate the present Rio crop at 3,000,000 bags.	Second avenue, for \$16,000. The same brokers	Charles Rapp. Robbins av. w s. 175 n Westchester Railroad st or 149th st. 25x95; John De Hart to Wil- llam McCawley, r s \$5.50, mtge \$10,500
y n	and that of Santes at 6,000,000.  MBTALS—Tin was higher at £141 for spot and £133 15a for futures. Here tin was easy. Copper was firm, with spot at £71 15s and futures at	also sold for George W. Ambrose the four-story single tenement, on lot 20x100, at 308 East 114th street, for about \$10,000.	(Manhattan Island, north of 110th st.)
111	\$71 173 6d. Copper was quiet here. Lead and tron were week. Speiter was firmer. Prices here as follows: Copper, lake, 16½c. electrolytic, 16.25c.; casting, 16.25c; lead, \$4.10@\$4.15; speiter, \$4.27½@\$4.35; speiter, \$4.27½@\$4.35; speiter, \$4.27½@\$1.00; \$4.32½; tin, 31.30c@\$1.46; tin plates, \$4@\$4.75; frou. No 1 Northern, \$18; No. 2 Northern, \$17; ptg iron warrants, No. 2 \$14.000; ptg. 1000; ptg	Boehm & Coon were the buyers of the plot fronting six lots on Fifty-eighth atreet, one on Fifty-ninth street and two on Park avenue	183d st. 4 E. 20x99. 11; Minnie Yokel to Fried- rich Kraus, rs \$3.50, intge \$15,000 184th st, s s, 110 w 5th av, 25x99. 11; Thomas
	casting, 16.25c; lead, \$4.10@\$4.15; spelter, \$4.2714@ \$4.3214; tm, \$1.30c@\$1.45; tm plates, \$4@\$4.75; from, No 1 Northern, \$18; No. 2 Northern, \$17; pig	sold last week by the Wallace C. Andrews es- tate. Charles E. Schuyler & Co. sold for Jacob D.	1836 st. 4 E. 20x99. 11; Minnie Yokel to Friedrich Kraus, ra \$3.50, intge \$15,000
y n	NAVAL STORES-Spirits steady at 4614@476 Rosin	Butler the plot, 113x201.10, running from 109th to 110th street, 100 feet west of Broadway. Schmeidler & Bachrach sold to Kidansky &	to Catharine Lehritter
en	PROVISIONS—Lard was easy; South America. \$8.00; Brazil kega, \$9.10; Western choice, \$7.15; refined Continent, \$7.40. Pork was strong; mess, \$18.00@	Fine Nos. 104 and 106 Essex street, plot 42x101x 50x101, with old buildings.	Buchman to Rebecca Cohn, r s \$12, mige
d	\$13.50. Meats were firm; pickled hams, 10@1014c: pickled bellies, 5@94c: pickled shoulders, 64@7c. Tallow, 414c. Dressed hogs, 73@94c. Butter—Cream- ery. Western. extras. 1915c.; do. firsts. 19c.;	and basement brownstone private dwelling.	114th st, 210 E, 17.112100.11; 114th st, 212
0	Tallow, 44c. Dressed hogs, 784@9ic. Butter-Cream- ery. Western, extras, 1912c.; do. firsts, 19c.; State. extras, 1814c. Cheese.—State, f. a. col- ored or white, large or small, finest, 94c. Eggs—State, Pennayivania and Western, 15@1412c.	Herbert B. Rexer sold for Minnie Yokel to Frederick Krauss No. 4 East 133d street, a five- story flat, on lot 20x99.11.	Lippmann, r s \$2, mtge \$14,000. 123d st, 429 E, 16.6x100.11; Katle Rosenberg to Henry Schramm. 120th st, n s, 225 w 7th av, 80x100.11; W H
8 0	Chicago, July 3.—"Provisions opened higher and had a good advance on the builtsh showing of stocks in store here, the world's visible supply of lard fig- ures (showing 147,000 tierces less than a year ago)	Levy Brothers sold for Jackson & Stern to M. S. Isler the six-story brick tenement, on lot 25x100. No. 91 Columbia street.	120th st, n s, 225 w 7th av, 80x100.11; W H Heed to H W Schneer, r s \$8, mige \$41,000. 5th av, 2231-2235, w s, 75x100; Henry Hughes to James H Hughes et al.
n	ures (showing 147,000 tierces less than a year ago) and light hog receipts. There was a fair investment demand with some buying by English packers. The offerings came mainly from one of the recent leading	William Stonebridge sold for John Toelberg to Michael Buckley the three-story frame flat No. 2248 Bathgate avenue for about \$7,000.	114th st, s.a. 400 w 7th av, 25x100.11; Henry Degenhardt to Mabel Slade, r.s. \$10, mige \$25,000 114th st, s.s. 350 w 7th av, 50x100.11; George
5	bulls. This seiling caused a loss of part of the early improvement. The market closed steady. The cash trade was fair.	Auction Sales.	Robinson to Mabel Slade, r s \$20, mtge \$46,000. St Nicholas pl. e s, 50 s 150th st, 24 11x100; John A Stewart et al, trustees, to Jacob
b	SUGAR — Raw was firm at 4%c. for 96 test and 4%c. for 89 test. Refined was firm; 10 points higher; granulated 5.90 long price.	BY SAMUEL GOLDSTICKER.  126th street, No. 206, south side, 107.8 feet east of Third avenue, 27.6x99.11, five-story brick	John A Stewart et al, trustees, to Jacob P Baiter Amsterdam av. ws. 57.11 n 164th st, 30x100; The German Savings Bank to Ferdinand
-	CHICAGO, July 3.—These were to-day's prices;  Open- High- Low- Clos- Last Wheat: ing. es. est. ing. Night.	tenement with stores; to the plaintiff, Henry R. Beekman, for \$19,000; due on judgment, \$21,528; subject to taxes, &o., \$398.86.	Stabel
7	Wheat: ing. res. est. ing. Night. July 784-94 7914 7774 7834 77 Aug 7834 94 8014 7815 7994 7794 Sept 794-8014 8114 7994 8014 7854	BY WILLIAM RENNELLY.	114th st, 614 W, 14x100.11; Ella H Ross to George L Slawson, r s \$7. 110th st, s s, widened, 100 w Broadway, 113.4 x171.10 to n s 109th st, Jacob D Butler to George W Arthur, r s 50c, mage \$12,000.
d	Corn:	or Amsterdam avenue, 25x100.11, five-story brick flat; to the plaintiff, George S Leary, for \$27,500; due on judgment, \$8,007; subject	137th st, n s. 300 e Lenox av, 100x99.11; Patrick J Leonard to Michael Hughes, r s
	July 4214 4314 4114 4234 4114 Aug 4234 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 4214 4314 43	BY JAMES L. WELLS.	Same property; Michael Hughes to Patrick J Leonard, rs \$28. 183d st, 55 W, 25x99, 11; William R Maywald to Adolph Hollander, r s \$7.50, mtge \$20.
	July 2314-3 2314 2294 23 2314 Aug 23.814 2334 2294 2314 2314 Sept 2314-14 2396 2296 2334 2314	Locust avenue, White Plains road and Elm street, being lots 4 to 18, 21 to 40, on amended map of Bronxwood Park, Williamsbridge; to	to Adolph Hollander, r s \$7.50, mage \$20,- 000 112th st, 53 W, 25x100.11; Charles Ast to Caroline Gehrig, r s \$7, mage \$21,000
n -	Rys: July 5014 5014 5014 5016 50	the plaintiff, David B. Jutten, as trustee, for \$18,600; due on judgment, \$10,039.86; subject to mortgages, \$10,000, and taxes, &c., \$2,145.81.	Convent av. 68, s w cor 144th st. 24.11x94.5; Mabel Slade to Henry Degenhardt, r s
y	Flax:  Cash 1.80 1.80  Sept 1.4214 1.42 1.42 1.42  Oct 1.35 1.3614 1.35 1.36	Mount Hope : e, north side, 450 feet west of Fleetwood i aue, 150x125, vacant; Mount	8th av. n w cor 148th st, 99.11x100; William Rankin to James J Hail, r s \$64, mtge \$20,000
d	Oct 1.35 1.36½ 1.35 1.36 1.36½ Timathy: Sept 3.20 3.25	Hope place, south side. 450 feet west of Fleet- wood avenue, 125x125, vacant: 176th street, north side, 475 feet west of Fleetwood avenue,	120th st, 241 W, 16.8x100.11; Mary Gerlach to Margaret Cameron, r s \$1.50, mtge \$8,000.
	Lard: July 6.80-5 6.85 6.80 6.8214 6.6714	25x125, vacant; 176th street, north side, 625 feet west of Fleetwood avenue, 50x125, vacant;	182d st, 256 W, 17x99.11; John M Roberts to Minnie A Braxmar, r s \$2.50, mtge \$9,000 119th st, 106 W, 18x100.11; Ferdinand Hecht
7 3	Nov 6.95 6.95 6.95 6.925 7.05	Adjourned to Sept. 25.  Pearl street, No. 221, southwest corner of Platt street, 22.3x54.1x12.2x60, four-story brick	and ano to Paul Mayer, mtge \$15,000
7	Ribs: July 7.0714 7.15 7.0734 7.074 7.00 Sept 7.1214 7.20 7.10 7.10 7.0214 Oct 7.10 7.1214 7.0714 7.0714 7.0214	store, subject to mortgage, \$20,000, and taxes, &c., \$400.26; also Stone street, No. 10, south side, about 200 feet east of Whitehall street, runs	BRONX,
d	Pork: 7.10 7.125 7.075 7.075 7.025	south 59.9x east 5.4x south 8x east 21.10x north 20x north 45.3 to Stone street x west 21.11 to beginning, five-story brick store, &c., with one	(Borough of The Bronz.)  Hughes av. n e cor 179th st, 66.5195180.91  96.1; Solomon Berliner et al to Frederick
1	July12.50 12.82 12.70 12.70 12.55 Sept12.95 15.00 12.90 12.90 12.75 OTHER MARKETS	story brick building on rear; adjourned to July 11.	Durr et al, r s \$2.50.  183d st, s s, 350 w Webster av, 35.8x100x39x 100; John J Duffy to Thomas Jefferson
-	Wheat ing est est ing Night MinneapolisJuly 79 7896 7914 78	Real Estate Transfers.  DOWNTOWN (South of Fourteenth st.)	Union av. n w cor 168th st, 28x96.2; Howard Menn to Minnie Bonagur Sth st. s s, lots 560 and 561, map Unionport, - x - to 4th st; James B Crosby to John J
ė	Sept. 7914 80% 7914 80 7894 DuluthJuly 80% 7914	Cherry st 228, and 7 Pelham st; Jonas Well and ano to Joseph Levy and ano, r s \$32 mtge \$24,000	Coogan  7th av. s s, lots 321 and 322, map Wakefield,  - x - to 6th av: F W Klein to Daniel E
8	Sept. 80% 81% 80% 81 79% Duluth (Flas). Oct. 1.38% 1.86 1.35% 1.86 1.35 ToledoJuly. 88% 88% 88 88% 82	Madison st, 276, s s, 31.2x100; Louis Frank to	Seybel, r s \$1, mtge \$1.750. Plot at Throggs Neck adj Baxter's Creek, 20 acres salt meadow, 37 acres upland, 22 acres sedge land; also land under water, &c
8	Sept. 83¼ 84¼ 82¼ 83¼ 83¼ 82¼ Toledo (Clover)Oct 5.90 5.92¼ 8.90 5.92¼ 8.92½ DetroitJuly. 82¼ 82½ 81¼ 82¼ 80⅓	Madison st, 402, s. s. 25x100; Joseph Levy and ano to Jonas Well and ano, r.s.\$11, mtge \$25,000 Mott st, 20, e. s. 26x120x18.10x117.6; Doyer st, 11-12, w.s. 40x51x62x45; A. F. Wright,	man, r s \$82
6	St Louis July 7814 7814 7714 78 7714 Sept. 7814 7916 7814 7814 7814 78	Irving pl. 88, w s. 25x105.9; Jeanie L Mus-	150th st. 150 e Courtlandt av. 50x100; Louise Ewen to New York Telephone Co
e	REAL ESTATE NEWS.	grave to Elizabeth A Wilcox, r s \$27	Congregational Church of Mount Hope Valentine av. w s, 224.5 s 180th st, 16.8x00 5x 16.8x90.7; Helena Piltz to Nellie A Mur-
	The subject of paramount in terest discussed in brokers' offices yesterday was the reduction of 18 points in the local tax rate implied	trustee 34,800 Washington st, 489, e.s. 21x80; John B Ginocchio to E H Gallagher 13,500 Suilivan st, s.e.s. 67.9 n.e Grand st, runs n.e. 15.	phy, r s \$2, mtge \$2,500. Matilda st, e s, 250 n Elizabeth st, 50x100; Margaret C Scott to John G Muth,
•	tion of 18 points in the local tax rate implied in the assessed valuations submitted by the Board of Taxes and Assessments to the Mu-	7x s e 60 to alley x s w 5.7x w 14x n w 50; Henriette Riede to Peter Roberts, r s \$7.50 100 Columbia st, 109, w s, 25x100; Rachel Shapiro	Poplar st, s. s. 101 e Forest st, 50,4x105.3x 50,1x102.10; Joseph J Gleason to Kate Harrey, r. s. \$1.50, mtge \$2,550
-	nicipal Assembly on Monday. The relief that this reduction means to real estate is appre-	to Bertha Feierstein 24,250 Mercer st, 235, 25x100; Thomas M P Mills to Abram Happ, r s \$13, mage \$55,000.	bort: Carrie L. Hubbard et al to Mary M
n	ciated when it is reflected that about 85 per cent. of the burden of taxation is borne by real	East Broadway, s. s., lot 133, map Hendrick Rugers estate, 25x75; Emanuel Glauber and ano to Harris Samilson, r. s. \$12.50,	Ashfield, q c. Lot 48 to 55, map Central village, Westches- ter: Michael Murray to Michael J Murray, r s 35 Clifford pl, n s, extends from Townsend av to
0	as opposed to personal, property. The be- lief was freely expressed that the diminution	mtge \$18,000. 1 oth st, n s, 361.2 w 5th av, 18.4x92.3; Edward H Van Winkle to Anna P Fuller, r s \$22,50. 1 Stanton st, 162, 25x75; Ignatz Weisberger to	Walton av 200x200; Clifford pl s w cor Walton av 200 to Townsend av x200; Grand Boulevard and Concourse, lots 22:
# .	in the local tax will serve to restore a season- ably normal activity to the real estate market. which during the past twelve months has been	Canal st, 326, s s, 25.8x55.8x24.11x50.9; Henry A Bogert et al, exors, to Theodore	23 and part lots 12-13, map Townsend Poole z to Walton av; Grand Boule- vard, se s, part lots 2. 3. 4 and 5, same map, 350, 11x52, 5z229. 4x165. 9; Frederick S
***	in a condition bordering on stagnation. The market value of real estate is determined, in	Mott st, 117, w s, 25x100; David Kidansky and ano to Louis Michaelisky and ano,	Tallmadge, devisee to James W Hoey, 14
4	a certain sense, by the tax which, before the consolidation of the greater city, varied but	r s \$14, mtgc \$35,000 Columbia st, #1, w s, 25.8x100; Abraham Eydenberg to Henry S Eisler, r s \$10.50, mtgc \$20,000	Same property: Jeannie L Musgrave to same, r 3 535.50 Broffx River road, w s. lots 233-225, map 1, Hyatt Farm: Louis Smadback to Catherine
	little from year to year, and was practically a fixed quantity. Last year's unprecedented	4th st, 69 E; 25x100; Louis Nieberg to Sam-	3d av, n e cor 197th st, 25x104,2x20.4x90; Solomon Majer et al to Patrick B Egan.
	tax increment, though purely an incident of consolidation, predisposed the public to look for further fiscal burdens Monday's an-	Avenue C, 116, e.s., 18, 3x82.5; Martin Zeiner to Falk Rhonneimer, r. s. \$10, 50, Martin Zeiner to Falk Rhonneimer, r. s. \$10, 50, 1000 Mercer st., 96, 93, 180 Spring st., 96-104; P.P. Barrington to the Mercer Street Building	Jennings st. 1055, n. s. 25x100; Garrett W Fleming to George P Fellows, r. s. \$2, mige.
	for further fiscal burdens. Monday's an- nouncement acts as an assurance that here- after, as before consolidation, the tax will be	2d st, s w s, 80 s e Avenue B, 20x70.6; Abraham Sternberg to Charlotte Dochtermann 11,500 Perry st, 28 s s, 25x85; Charles I Weinstein to James H Roane and ano, r s \$7.50, mtge	180th st. s s. 70 e Mapes av. 25x95; Charles Bjorkegren to Charles Laird and wife Longfellow st. s w cor 172d st. 25x100; Peter Englement to Ernst Mary Nathan Co.
	reasonably uniform and calculable, a condi- tion indispensable to activity in investment	Perry st, 28, a s, 25x85; Charles I Weinstein to James H Roane and ano, r s \$7.50, mige \$24,000	Englemann to Ernst-Marx-Nathan Co, r s \$2 Creston av, e s. 124 n 184th st. 28x95; Ernst- Marx-Nathan Co to Peter Englemann, r s
	realty.  In the case of an ordinary commercial asset	Friedman to the Congregation Gemiles Chessed Kranken Unterstuetzungs Verein, mtge \$16,000	\$5. mtge \$5,000
	a permanent tax increment would be followed by a readjustment of the market value of the	EAST SIDE. (East of Fifth at, between Fourteenth and 110th sts.)	Winton to Samuel Guilloy and ano. r a \$1. Grove st. se s. n w solot 46 map Fairmount, 50x150; John Keach to Michael Regan, r a \$5.50, mige \$800.
7	asset. In the case of real estate, however, because of the element of monopoly inherent in land, such increment, in a progressive com-	97th st, 6 and 8 E, 37.6x100.11; Alexander Cameron to George Gerlach, r s \$10, mtge \$33,000	Teller, av. north cor 171st st. 79.11x97.2x75x 124 10; Rebecca M Meyer to John H Meyer. Brook av. w s. at w a Mill Brook and 169 from
ő	munity like New York, is certain to be ulti- mately shifted to the tenant, with only a tem-	17th st, s s, 191.10 e 5th av, 25x92; Mary S Martin to Charles Deltsch and ano, r s \$15,	n s 170th st, runs n 6.2x e 1.7 to av x s 6; Henry L Morris and ano, trustees to Katle
0	porary impairment of the net rent. Land- lords, therefore, being in a position to choose	81st st, n s, 75 e 2d av, 28251.2; Amelia Lohr to John M Nagel. 12,000 91st st, 384 E, 262100; Robert Arstein to Dan- lel Spangler, r a \$3.50, mtgs \$21,250 1	Morris av. s e cor Elton st. 25x100.3; John P Duffy, referee, to John Fllard. 158th st. n s. 30 e River av. 75x130; William W Richards et al to Emma Page. r s \$2 1 Welher Court, n s. 137.4 e Washington av. 48.5x43; Lorens F J Welher to John C
1	between a temporary loss of interest, which may turn out to be comparatively insignifi-	### 15,000   50,000   ### 15   15   15   15   15   15   15   ### 15   15   15   15   15   ### 15   15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   15   ### 15   ### 15   15   ### 1	
2	cant, extending over but a year or two, and a permanent loss of capital, gererally prefer the former alternative. This dreumstance ar-	1st av. e a, 75.5 s 48th st, 25x100; Emma W	184th st. n s. 226 e Lincoln av. 50x 100; John Delahunty, referee, to James S Herrman, trustee
4	the former alternative. This circumstance ex- plains the profound quiet which has prevailed in the real estate market since the cessation	Vaughan to Alvina Reinhard	186th st. s s. 50 e Kelly st, 25x100; George P
0	of the building movement a year ago.  That movement, by the way, with its attend-	49th st, 312 E, 20x100.3; Charles Lane to David J Roche, rs \$4, mige \$7,250. 1 1st av, e. 5, 1.2 s 55th st, 6 fx 100; Catharine M D Collhan to August Knatz, rs \$28,50 1 Avenue A, 1020, e. 5, 25,80; Theresia Durr and an	Jefferson av. s., 98.6 w Williamsbridge road, 30x100; Jane W Hollister to Jane M Oudlipp, r a \$2,500.
	ant demand for vacant lots, tended for a mo- ment to obscure the effect of the increased tax.	53d st, n s, 61.5 w 2d av, 19.3275.5; Henry Salomon and ano to Carrie Salomon	Recorded Leases.  6th st, 538-540; Prieda Hart to Joseph Levin, 3 yrs
0	As a matter of fact, the two leading features of the movement were the result of special	109th st, n s, 80 w 4th av, 29.4x100,11; Daniel P Ingraham, referee, to Abraham Gold-	Avenue A, n e cor 80th st. store; Frank Volz and ano to John Maguire, 5 yrs Ridge st, 73; Meyer Vesell to Joe Hirshhorn,
1	agencies. The construction of tenements on the lower East Side was justified by the un- housing of about thirty thousand persons as	ter D Buchanan	3 yrs. 1,850-1 116th st, 212 W. John Furiong to William H McAnanny, 5 yrs. 2 Attorney st, 35; Meyer Vesell to Joe Hirsh-
8	a consequence of the razing of buildings to make room for public improvements—small	Herrmann to Paul Keber and ano, rs \$4, 50. 1 1st av, w s, 75.2 s 87th st, 25.6x75; Christian Glasser to John Kempf and wife, rs \$10.50,	10th av. 279; Thomas L. Moore to Martin
	parks, schools and so on. The erection of elevator flats uptown was occasioned by the	mtgc 311,500	Rutgers st, 32; Chebra Talmud Thora Augus- tow, a corporation, to Fischel Weuntraub,
-	northward extension of the conduits of elec- trical companies supplying cheap power for	24th st. n.s. 300 c 1st av. 25x98.9; 25th st. n.s. 300 c 1st av. 50x98.9; 24th st. n.s. 325 c 1st av. runs n 98.9x c 25x n 98.9 to 25th st x c 150x s 107.6 to 24th st x w 175, 25th st, n.s.	Macdougal st. 113; Quackenbush, Abraham, to Nicola Gerardi, 5 yrs
	elevators. The introduction of electrical power into the uptown residential districts raised the intrinsic value of lots, while the	150x s 197.6 to 24th st x w 175; 25th st, n s 375 e 1st av, 50x 95.9; Clifford W Hartridge, referee, to The Durant Land Improvement Co. 108,000	Recorded Mortgages. DOWNTOWN.
	supply of elevator flats being still compara-	Madison av. n e cor 90th st, 100.8x62.3; Re- becca Cohn to G C Brown, r s \$33, mtge \$60,000	(South of Fourteenth st.) Stanton st, n s, 50 w Clinton st; Samuel Dub-

	96.1; Solomon Berifner et al to Frederick	
•	96. 1: Solomon Berliner et al to Frederick Durr et al, r s \$2.50. 183d st, s s, 350 w Webster av, 35.4x100x39x 100; John J Duffy to Thomas Jefferson Union av, n w cor Jösth st, 28x86.2: Howard	
	Union av. n w cor 168th st. 28x96.2; Howard	6,5
	Union av. n. w. cor. 168th st. 28x96. 2: Howard Menn to Minnie Bonagur 8th st. s. 10ts 560 and 561, map Unionport, x - to 4th st. James B Crosby to John J	6,0
į	7th av. s.s. lots 321 and 322, map Wakefield x - to 6th av: F W Klein to Daniel F. Seybel. r s \$1. mtgc \$1.750.	
•	Plot at Throggs Neck adj Baxter's Creek,	
	acres sedge land; also land under water, &c David S Taber, trustee, to Louis L Sea-	
	Seybel, r s \$1, mtge \$1.750.  Plot at Throgrs Neck adj Baxter's Creek, 20 acres sait meadow, \$7 acres upland, 22 acres sedge land; also land under water, &c. David S Taber, trustee, to Louis L Sea- man, r s \$52.  Bosh st, 150 e Courtlandt av, 50x100; Louise Ewen to New York Telephone Co  Topping st, e s, 72,7 n 175th st, 22.5x20.6x 25.wx16,11; William MoNabb to Christ Congregational Church of Mount Hope Valentine av, ws, 224,5 s 180th st, 15.8x90 5x	
•	Ewen to New York Telephone Co	11.00
	25.9x16.11; William McNabb to Christ Congregational Church of Mount Hope	80
	Congregational Church of Mount Hope. Valentine av. w. s. 224.5 s 180th st, 16.8x00 5x 16.8x90.7; Helena Piltz to Nellte A Mur- phy, r. s. 32, mtge \$2,500. Matilda st, e. s. 550 n Elizabeth st, 50x100; Margaret C Scott to John G Muth, Poplar st, s. s. 101 e Forest st, 50.4x105.3x 50.1x102.10; Joseph J Gleason to Kate Harvey, r. s. 51.50, mtre \$2,550. Sth st s. s. 105 w Avenue A. 100x108, Union- port; Carrle L Hubbard et al to Mary M Ashfield, q. c. Lots 48 to 53, map Central village, Westches- ter; Michael Murray to Michael J Murray, r. s. 53.	
	Matilda st. e s. 250 n Elizabeth st. 50x100;	
	Poplar st, s s, 101 e Forest st, 50,4x105.3x	
	Harvey, r s \$1.50, mtre \$2,550	
	port; Carrie L Hubbard et al to Mary M	10
1	Lots 48 to 55, map Central village, Westches-	
1	5 \$3 Clifford pl. n s. extends from Townsend av to	
1	Clifford pl, n s, extends from Townsend av to Walton av 200x200; Clifford pl s w cor Walton av 200 to Townsend av x200;	
	Grand Boulevard and Concourse, lots 22	
1	Poole z to Walton av: Grand Boule- vard, ses, part lots 2. 3, 4 and 5, same map.	
1	23 and part lots 12-13, map Townsend Poole - z - to Walton av: Grand Boule vard, se s. part lots 2, 3, 4 and 5, same map, 380, 11852, 8229, 48165, 9; Frederick S Tallmadge, devisee to James W Hoey, 34 part rs \$35.50.	
	came property, seatime L'attisgrave to same,	
	Bronx River road, w s. lots 233-235, map 1.	
1	Brofx River road, w s. lots 253-225, map 1, Hyatt Farm; Louis Smadback to Catherine McDonneil, r s \$2 3d av, n e cor 157th st, 25x104,2x20.4x90; Sol- omon Maler et al to Patrick B Egan. Jennings st, 1055, n s, 25x100; Garrett W Flemling to George P Fellows, r s \$2, mtge.	
	omon Maler et al to Patrick B Egan	5,10
1	Fleming to George P Fellows, r s \$2, mtge.	10
1	180th st. s a, 70 e Mapes av, 25x03; Charles Hjorkegren to Charles Laird and wife Longfellow st. aw cor 172d st. 25x100; Peter Englemann to Frast-Marx-Nathan Co, r s	8,00
	Englemann to Ernst-Marx-Nathan Co, r s	
	Creston av. e s. 124 n 184th st, 25x95; Ernst- Marx-Nathan Co to Peter Englemann, r s	10
1	Marx-Nation Co to Peter Lingiemann, I s \$3. mtg \$5,000. 189th st, n s, 800 e St Ann's av, 25x100; B G Winton to Samuel Guilloy and ano, I s \$1. Grove st, see, n w 6 lot 46 map Fairmount, 50x150; John Keach to Michael Regan,	10
	Winton to Samuel Guilfoy and ano, r a \$1.	
	50x150; John Keach to Michael Regan, ra \$3.50, mtge \$800	
	Teller av. north cor 171st st. 79.11x97.2x75x 124 10; Rebecca M Meyer to John H Meyer.	
	Teller, av., north cor 171st st, 79,11x97,2x75x 124 10; Rebecca M Meyer to John H Meyer. Brook av. ws, at w s Mill Brook and 169 from n s 170th st, runs n 6.2x e 1.7 to av x s 6; Henry I, Morris and ano, trustem to Katle	
	Morris av. s e cor Elton st. 25x100.3; John P Duffy, referee, to John Flard. 158th st. n s. 30 e River av. 75x130; William W Richards et al to Emma Page, r s \$2 Wether Court, n s. 137.4 e Washington av. 48.6243; Lorens F J Wether to John C	8,80
1	W Richards et al to Emma Page, r s \$2	1,0
		1,50
	184th st, n s. 226 e Lincolp av. 80x 100; John Delahunty, referee, to James S Herrman,	-,00
	ferred as	10,00
	186th at, a s, 80 e Kelly at, 25x100; George P Johnson to Conrad Frickel Jefferson av, sa, 98.6 w Williamsbridge road, 20x100; Jane W Hollister to Jane M Cudlipp,	9,60
	r a \$2,500	
	Recorded Leases.	
	6th st, 538-540; Prieda Hart to Joseph Levin, 3 yrs.	\$6,20
	Avenue A, n e cor 80th st. store; Frank Volz and ano to John Maguire, 5 yrs. Ridge at, 75; Meyer Vesell to Joe Hirshhorn, 3 yrs. 1,83	90,20
	Ridge st, 73; Meyer Vesell to Joe Hirshhorn,	0-1.90

Delahunty, referee, to James S Herrman, trustee 186th st. s. s. 80 e Kelly st. 25x100; George P Johnson to Conrad Frickel Jefferson av. ss. 98.6 w Williamsbridge road, 50x100; Jane W Hollister to Jane M Oudlipp, r s \$2,500	10,00 9,60
Recorded Leases.	
6th st, 538-540; Frieda Hart to Joseph Levin, 3 yrs. Avenue A. n e cor 80th st, store; Frank Volz and ano to John Maguire, 5 yrs. Ridge st, 73; Meyer Veseli to Joe Hirshhorn, 3 yrs. 116th st, 212 W. John Puriong to William H McAnanpy, 5 yrs. Attorney st, 35; Meyer Veseli to Joe Hirsh-	\$6,20 90 50-1,90 2,00
horn, 3 yrs.  10th av. 279: Thomas L Moore to Martin  Moore, 2 yrs.  Ruigers st, 32: Chebra Talmud Thora Augustow, a corporation, to Fischel Weuntraub,	1,87 2,50 600-66
Recorded Mortgages.	
DOWNTOWN, (South of Fourteenth st.)	
Stanton st, n s, 50 w Clinton st; Samuel Dub- lin to Ignatz Weisberger, 4 yrs	\$3,00
West st, 190; Ernest Ochmsen to Bernhelmer & Schmid, saloon lease, demand	2,00
Madison st, 330-336; Rachel Leibner to Rachel Weinstein, 2 yrs.	2,00

10th av. 279; Thomas L. Moore to Martin	.,0.0	(Borough of The Brons).	
Moore, 2 yrs	2,500	Pelham st, 7; Joseph Levy and Hyman Cohen	
Rutgers st, 32; Chebra Talmud Thora Augus-		to Jonas Well and ano, 5 yrs	
tow, a corporation, to Fischel Weuntraub,	600-660	Cherry st, 228 and 7 Pelham st; same to same,	
Macdougal st, 118; Quackenbush, Abraham, to	000-000	Anthony av. e s. 807 n Burnside av: Daniel	
Nicola Gerardi, 5 yrs	925	Havens to Joseph H Jones, 1 vr	
		Tonning at a a 72 7 n 175th at Christ Con-	
Recorded Mortgages.		gregational Church of Mount Hope, New	
DOWNTOWN		York city, to William McNabb, 3 yrs	
DOWNTOWN.		George F Johnson, 3 yrs	
(South of Fourteenth st.)		Plot at Throggs Neck, contains 37 acres	
Stanton st, n s, 50 w Clinton st; Samuel Dub-		upland, 22 acres of salt meadow and 20	
lin to Ignatz Weisberger, 4 yrs	\$3,097	acres sedge land; also land under water of	
& Schmid, saloon lease, demand	2,000	Long Island Sound about 28', acres; Louis L Seaman to David S Taber, trustee, 3 yrs.	-
Madison st. 330-336; Rachel Leibner to Rachel	2,000	Alexander av. s w cor 141st st; Henry Muller	
Weinstein, 2 yrs	2,000	and wife to Emigrant Industrial Savings	
Same property; same to same, 4 yrs	7,000	Bank, 1 Fr	
2d st. s w s, 80 s e Avenue B; Charlotte Doch-		Plot begins 93 w Washington av. widened,	
Eldridge st. 73: Abraham Levenstein to Jacob	7,000	x218, lon 166th st runs w 50.2x n 66x49.11x 66: Minnie Bonagur to John J Pell, 1 yr	
Paskusz, 2-3 yr	9,500	Washington av. 4 s. old line 192 ne Quarry	
Sheriff st. 61; Lazarus Levy and wife to the	0,000	road: John F Hackett and wife to the Frank-	
State Bank, secures notes	2,500	lin Society for Home Building and Sav-	
East Broadway, s s, 140 w Market st; Harris		ings, installs	
Samilson to Louis Stettauer, 3 yrs	20,000	Hughes av. new line, n e cor 179th st. new line: Frederick Durr et al to Solomon Ber-	
Wills to New York Life Ins Co. 21/2 yrs	850,000	liner, 3 yrs	
Avenue C. 117-119; Louis Bachrach to New	,	Sylvan at, now Walton av, ne cor C'ifton pl.	
York Life Ina Co, 5 yrs	40,000	2001200 to Townsend av; also Cl'ton pl.	
9th st, n s. 361.2 w 5th av; Anna P Fuller to		now Clifford pl s w cor Sylvan av, now	
Lawyers' Mortgage Ins Co, 3 yrs	11,000	Walton st. 200x200 to Townsend av: lots 22 23 and part of lots 12 and 13, map Town-	
ward J Deitsen to William J Dunning, 5 yrs	45,000	send Poole, West Farms: Grand Boulevard	
Eldridge st, 73: Abraham Levenstein to Angel	******	and Concourse, lots 2 to 5 on same map;	
L Simpson, 5 yrs	25,000	James W Hoey to N Y Security and Trust	
Mott at 20: also Doyer st, 11-13; Adelaide F		Co. 1 yr	1
Wrightto Emma A Cameron, 5 yrs	6,000	180 st, new line, ss, 69.11 e Mapes av, new line: Charles Laird and wife to Charles	
to Dry Dock Savings Institution, 5 yrs	4,000	Blorkegren, 214 yrs	
Avenue C. 116; Falk Rhonhelmer to Gabriel		Jerome av. e s. 225 n 200th st. Cacella and	
Rosenstein, 3 yrs.	7,500	James J Logan to Louise R Park, 3 yrs	
East Broadway, s s, lot 133, map Hendrick Rutgers estate: Harris Samelson to Eman-		154th st. n s. 125 e Courtlandt av: Eliza Linn to Joseph Messerschmitt. 3 yrs.	
uel and Sigmund Glauber, 2 yrs	2,500	165th at. 4 s. old line, west part of lot 20 mep	
9th st, n s, 100 w 2d av; Simon Jacobs to New	36 3000	Morrisania: Joseph W Gedney to Stephen	
York Security and Trust Co, 5 yrs	40,000	H Jackson, 1-3 part, 1 yr	

	4, 1900.		
00	9th st, n s, 105 w 2d av; Simon Jacobs to Isi- dore Jackson and Abraham Stern, demand Petry st, sa, 70 w Bleecker st; George F Losche	Lot 1, map of Unionport; Susan Doty et al to Watson Doty, Jr. 3 yrs	125th st, 115-125 E; Tienken & K ell vs Mor- ris Mandelstein and Leopold Wermser
1	11th St, s s, 146 w Avenue B; Mary Kruger to the Emigrant Industrial Savings Bank.	W A and H C Mapes; also Mapes av, s w cor Green av; also all title to lot 100 under tax lease: Thomas Gore to Mary M Wen- ner, 3 yrs	Raymonds av. each 25x -; Norbet Robu- lard vs Lewis H Parmelee and Sylvanus Tribedeas 48.50 Eagle av. s w cor 156th st. 180x 100; Smith &
1	Avenue B, w s. 114.6 n 10th st; Samuel Koch to Moses Gans, 5 yrs.  Columbia st, 91; Fienry S Elsier to Island Jackson and ano, installs.  Washington st, 459; Edward H Gallagher to	3d av. n e cor 187th at; Patrick B Fgan to Solomon Berliner, 3 yrs. 2,000 155th st. n s. 175 w Gerard av; Emma Page to People's Co operative B & L Assn, in-	Lawier vs Hilda B Reeves and H Bernard Reeves. Timpson pl. e s. 250 s 149th st, 50x75; Fred Damm vs Mary E Kenny.
1	Henry st, s s, 61 e Rutgers st; Bernard Gordon	Bronx River road, w.s. lots 233 and 235, map No 1 partition sale Hyatt Farm: Catherine	Broadway, n e cor 41st st. 46.4x113.4x irreg; The Ward and Upright Engineering Co vs Meyer L Sire
1	to Minnie and Ida Glokner, 7 yrs	A McDonnell to Louis Smodbeck, 3 yrs 850 Washington av, widened, w s. 218, 10 n 166th st: Howard Menn to Isaac and Max S Boehn, 1/4 yr	Ablingdon sq. 15-19; Samuel Stollar vs Louis Sroka 334.00 11th st, 55 E; Union Marbie Works vs Owen Costello 448.35
25	Shapiro, installs  12th st. s a, 400 e 7th av: John J Reynolds to Equitable Life Assurance Society, 215 yrs.  14,000  4th st. 60 E. Samuel Sachs to Louis and Ben-	Chisholm st, w s. 75 s Freeman st; Mataj Hampi and wife to Vincent Melsha, 3 yrs 1,300	Satisfied Mechanics' Liens.  92d st. s s. 100 w Western Boulevard. — x —:
1	Sullivan st. s e s. 67.9 n e Grand st: Peter Roberts to Anna M E Creveling, 1 yr 6,000	Discharges of Mortgages.  Amt. Sec. Lt. Page.  Buchmuller, William, and	Thomas Balley vs Emilio Vigna, Nov 27, 1899.  Same property; Henry Held vs same, Nov 25, 1899.  216.00
1	Irving pl. 84: Blizabeth A Wilcox to Title Guaranty and Trust Co. 1 yr. Mott st, 117: Louis Michalisky and and to David Ridansky and ano. 2 yrs. Eldridge st, w s, 75 n Rivington st; Anna E Walter to Lena Engelage, guardian, &c.	#ife to John Prutting \$2,700 5 67 293 Burgess, Mary A, to C Aug Franc	118th st. n s. 200 c Madison av. 120x100; John Holl vs. A Schildkraut et al. Oct 30, 1900 3,100,00 Broadway, n w cor 155th st. — x Eugene E
10	Eldridge et, w s, 75 n Rivington et; Anna E Walter to Lena Engelage, guardian, &c. 3 yrs Sheriff et, 53; Henry J and William Wirth to	Mayer 2,500 2 99 174 Bachrach, Louis, to American Mortgage Company (2)	and Terry Hinkle vs Theresa Reinhart et al. April 17, 1900
1	Fredericka K Germann, 3 yrs	Crawford Francis, and wife to Jane S Rice 17,000 7 78 113 Condict, Emeline G H, and	53d st, n s, 176.8 e 2d av, 19.2x100.5; Barbara J Van- derbeltvs George B Gurley et al; atty, L Strebelgh. Grenada pl, s s, 110.5 e St George's Crescent, 16.8x 125; Elizabeth Wright vs Maria G Del Gaizo et al;
1	81st st, n s, 75 e 2d av; John M Nagel to Ame- Ua Lohr, 5 yrs	husband to Perth Amboy Terra Cotta Company	155th st, ns, 100 w Elton av, 45x 100; Elizabeth Wright
1	73d at, a s, 212.6 w 2d av; also 72d st. n w cor 2d av; Emanuel S Sutro to Harlem Savings Bank, 1 vr. 120 000	husband to United States Trust Company	7th av. 2251; Caecilie Ettinger vs Thomas Brodie et al: attys, Bloch & E. 100th st. ns. 175 w Central Park West, 24.6x89; Joseph Hassell vs Henry Nathanet al: atty, E G Sammis.
00	18t av, e.s., 75.5 s 45th st; Alvina Reinhard to Emma W Vaughan, 2 yrs	Genrig, Caroline, to William Buchmuller. 7,500 5 67 291 Havanagh, Bernard, and wife to Mary Ett Colyer 8,500 7 41 199	83d st, n s, 213 w Avenue A, 24.11x102.2; John Rott- kamp vs William Mann et al; attys, E B & W J Amend. St Nicholas av, s e cor 128th st, 25.5x90.3x25x86.6;
h	Same property; same to same, 5 yrs	Hidden, Thomas B, to City Real Estate Com- pany 50,000 3 60 37 Hirsch Flora, to Marie	Patrick J. Tighe vs. Louis Brenner et al; attys, Hurry & D. 5th av. ws. 74.11 n 133d st. 25x110; Max Borck vs. Thomas J. Jenkins et al; atty, H. B. Davis,
	105th st. 115 E: Lillie Goldshear to Edward	Jacob, Henry, to Emma A (15,000 5 23 154 Nauss (3)	uel Barkin et al, foreclosure lien; attys, Philips
00	Brandon, exor. &c. 6 yrs	Burden, James A, Jr, to George F Johnson (2) { 12,500 6 83 128 12,000 6 83 130 128 12,000 6 83 130 128 128 128 128 128 128 128 128 128 128	Edgecombe av. e.s. 18 n 139th st. 17280; Lois B Taber vs Thomas D Pentield et al; atty, S W Collins Lis Pendens.
00	104th st. 63 E; William S Kane to Ida Iden, 3 yrs	Braillard	West End av. e s. 25.5 s 65th st. 75280; Edwin W Greenbowe vs Winlfred H Bodine et al, partition; attys. Hays. G & H.
1	90th st. 411 E: George Gerold, Jr. to Jacob Herb and ann 1 yr 80th st. s a, 90 w Park av: Walter D Buchanan to Mutual Life Ina Co. 5 yrs 7,000 65th st. 303 E: Bernhard Steller and wife to	Egan, John J, and others to United States Trust Com- pany	103d st, n w cor Broadway, 77x100.11x65.7x101.9; A B W Hahn vs Aquila W Wanamaker et al, to declare llen, &c attys, Menken Broa. Broadway, 194; Broadway, 196; Broadway, 394;
1	2d av. 1891; Jennie M Millken to the Metro-	Friedlander, Margaretha, to Hebron Society	declare lien, &c attys, Menken Bros. Broadway, 194; Broadway, 196; Broadway, 394; 6th av, ws, 141 s 24th st, 28, 2x100; 9th st, ns, 344.6 w 5th av, 16,8x92.2; 25th st, ss, 250 w 6th av, 25x 81.4x25x81.6; Louis V Southack vs The Central Trust Co of New York, indiv and trustee, et al,
1	politan Savings Bank, 2 yrs 12,000 Avenue A, 1485; Elizabeth McEvoy et al to Leopold Well, 2 yrs 2,000 90th st, 306 E; Charles Bechstein to John Hermes et al, 5 yrs 10,000 Avenue A, 1020; John J Brodbeck to William	Gits 3 75 103 Gougelman, Marie, to Judson S Todd 10,000 7 56 256 Johnson, George F and wife to Mutual Life Insur-	partition; attys, Kellogg, R & S.  Plans Filed for New Buildings.
1	36th st. n s. 100 w 3d av: Cornelius Van Ness	wife to Mutual Life Insur- ance Company (2)	(West of Fifth av., between Fourteenth and 110th sts.) 3d st. 2-4 W: improvement to shop; John
h	to Catharine Traud, 2 yrs. 7,000 Avenue A, 1514; John Maguire to George Ehret, saloon lease, demand. 2,500 94th st, s s, 105 w Park av, 75,3x100.6; Sam-	Joseph	Jacob Astor, owner; Lord & Hewlett, architects; cost
ю	uel Kahn to Greenwich Savings Bank, 5 yrs, 3 morts, each \$17,000	Dollard	32d st. s s. 225 w Amsterdam av; four five- story tenements; John Boardman, Jr. owner; Neville & Bagge, architects; cost\$100,000
0	grant Industrial Savings Bank, 1 yr	Hirsh 5,000 6 75 247 Block Richard and wife to Title Guarantee and Trust Company 1 29 258	BRONX.  (Borough of The Bronz.)  Sare av, w s. 250 s McGraw av; two-story dwelling: John Slattery, owner; W C Dick-
0	wife, 2 yrs	DeVoe, Rosalle, to Metro- politan Savings Bank 6 81 57 Eydenberg, Abraham, to Jackson & Stern	Robbins av. 47; improvement to dwelling: John Schaefer, owner; cost
1	82d st, n s, 76 e 9th av: William Cotman to Irving Savings Institution, 1 yr	man Savings Bank 12,000 2 4 322	to dwelling; William Hahn, owner; A Doyle, architect; cost
1	84th st, 39 W: Helen F Ormiston to Minnie R S Connell, 3 yrs	Gordon, Bernard, to Minnie and Ida Glokner. 15,000 1 43 432 Hughes, Michael, and wife to Emil Bloch 9,400 6 91 50 Hughes, Michael, and wife	City Real Estate.  Borough of Bronx-Sale or Rent.
1	Heydt, 5 yrs. 12,000  Amsterdam av, 550; Carrie Roth to Union  Trust Co, 5 yrs. 15,500  45th st, n s, 120 e 6th av; Lillie McGovern to	to Walter L Tyler 2,000 6 89 82 Hughes, Thomas R, to Selah R Van Duzer 24,000 5 8 80 Hallahan, John, and others	OWNER will sacrifice elegantly decorated, modern, 7 rooms and bath, detached house Inquire LEIB,
h	45th st, n s, 120 e 6th av; Lillie McGovern to Weelthy H Lewis, 4 yrs	to German Savings Bank. 16,000 7 70 334   Kitchen, William R. to Emil 8,500 6 82 162 7,500 6 79 310	Borough of Brooklyn—Sale or Rent.
,	George W Dayton, 1 yr.  60th st, n s, \$25 e 11th av; Martin Küpatrick to James McClenahan et al, 3 yrs.  85th st, 42 W; Bessie Livingston to David E	Kitchen, William R, to Walter L Tyler (2)	COME AND INSPECT my one and two-family houses; two stories and basement: brownstone fronts; just finished; on Decatur st. between Howard and Saratoga ava; four sold. OTTO SINGER, Builder.
1	Oppenheimer and ano, 1 1-3 yrs	Carl. 2,000 2 101 842 Kane, William S, to Fred J Middlebrook 14,000 7 97 335 Lawson, Ernest R, to Epis-	Beal Estate-Out of the City.
1	Franklin Savings Bank, 1 yr	copal Fund of Diocese of New York	New Jersey-Salo or Rent
	8th av, 450; John B Nail and wife to Henry Wellbrock, 5 yrs	Genericre M Rudd 8,000 5 72 101 Livingston, James, and wife to Oppenheimer & Hamershlag 15,000 4 68 118	L ONG BRANCH — Twenty-room modern cottage, furnished, \$650; sale, \$8,000; 16 fooms, \$400, sale, \$4,500; 8-room cottage, \$2,200, WILLIAM LANE, Long Branch Station.
1	Leo S Bing, 1 yr 7ist st, n s, 258.4 e 11th av. Virginia C and Justus Ralph to Florinda J Telford, trus- tee, 3 yrs	Levenstein. Abraham, to Jacob Paskuss	Beal Estate Wanted.
×	Same property; same to same, 5 yrs 10,000 52d st, ss, 100 e 11th av; John H Borgstede to the Deutscher Frauen Verein Zur Unter- stutzung heltsbedruftiger Wittwen Walsen	Lumtz, Bessie, to Rosalie B De Voe	WANTED TO RENT FOR ONE YEAR, WITH OPTION TO PURCHASE—Ten to 14-room cottage, with laundry and small stable and barn; must
18	14th st, n s, 475 w 8th av; John Glass, Jr, to	Mahnken, Henry, to Sam- uel E Jacobs 1,417 9 46 45 Michel, Albert, to Henry Howard 5,000 3 77 401	have modern plumbing, running water and good drainage and be near a first-class girls' school and within an hour and a half of Rector street station, New York. Address, by letter only, with all partic-
•	14th st, n.s. 512.6 w 8th av same to same, 3 yrs 82,000 88th st, s.s. 500 w 10th av Michael J Leonard to John Hardy, 1 1 3 yrs 2,500 87th st, 2 10 W Isaac K Cohn to Hannah Levy et al. trustees. 3 yrs. 20,000 88th st, s.s. 80c 9th av Sophia Eckerson to Ventre and Industrial Satince Bank 1 yr 10,000	Muller. Henry, and others to Charles E De Grauw 21,000 9 6 257 Messner, Jacob, to Gross &	rates, &c., THOMAS, room 110, 45 Broadway, New York City.
1		Mann. Herman, and wife to Helene Heydt 3 31 413 Monsky Morris, to George	WANTED—Free and clear run-down property; will give first mortgage 5 per cent. on gilt-edge property in payment. H., 3476 Park av.
0	54th st, n s. 224 e 6th av; the Arts Realty Co to Franklin W Gilley et al. exors, &c. 5 yrs. 80,000 7th av, w s. 22 n 58d st; Louis Voelker to Franz Rust, 2 yrs. 22d st, s. 300 w 7th av; Mary J Allan to	Ringier Company 4,000 1 60 298 Mullen, Patrick and Jeremiah, to Charles B Tooker 50,000 6 66 316 Maywald, William R, to	Lats and Spartments to Tet-An- furnished.
1	44th st, s s, 393 3 w Broadway, leasehold; Eliza A L Buch, indiv and admrx, et al., to	Louis Less	Above 14th St., West Side.
1	Edgar B Van Winkle, 5 yrs. 20,000 44th st, s s, 150 e 8th av, leasehold: Eliza A L Buch, admrs, &c. to same, 5 yrs. 20,000 44th st, s s, 175 e 8th av, leasehold; same to same, 5 yrs. 20,000	Brown, George, to William Rankin 22,000 7 94 228 Fischel Jacob, to Lorillard Spencer 16,500 1 62 174	BACHELORS Inspect the "Century," 119 West 45th St. Finest suites in town. \$35 to \$50 monthly. Hotel service.
	Manhattan Island, north of 110th st.)	Foster, John S, to Title Guarantee and Trust Com- pany 18,000 2 39 186 Franke, Henry, and wife to Julia A Chapman 6,500 6 4 231	suites in town. \$55 to \$50 monthly. Hotel service, new building, fireproof construction. Apply Super-intendent on premises, or MAXWELL S. MANNES.
1	Cathedral Parkway, s. s. 100 w Broadway; George W Arthur to German-American Real Estate Title Guarantee Co. 1 yr	Guida A Chapman Guida no. Albino, to Malinda G Mace Goldsbear, Lillie, to R	495 Fifth Ave., Near 42d Sk Brooklyn.
	118th st. s.s. 177 w Avenue A: Lottle E Zwis- ler to Nellie A Murphy. 16 yr. 450 133d st. 4 E: Priedrich Kraus to Minnie Yokel, installs. 2,500 2d av. 2256: Samuel Williams to Jonas Well	Hogarty, Kate, to Henry Morgenthau 16,000 8 3 90	4 ROOMS; painted walls; water closet; tubs; \$9 and \$10. inquire janitor, \$41 17th st. Brooklyn.
	and Ano. 4 yrs. 2,000 147th st, n s, 35s e Boulevard; Harriet I. Thomas to William T Salter, trustee, 5 yrs 114th st, 210 E; Betsle Freedman to Ameri-	Jackson, George J, to Elle- nbeth Wagner	Lurnished Booms & Apariments to Zet
;	can Mortgage Co, 3 yrs. 7,000 114th st, 212 E; same to same, 3 yrs. 7,000 8th av, w s, 50, 7 s 115th st; Samuel Adler and	Jacquelin, Emma L. to Morton D Begue	Bast Side.  31 ST ST., 33 EAST-Large, also small, sunny room near Madison ay : perfect service; all con-
1 0	Rosa Lax to Julius Schattman, 1 yr	Levin. Israel. to John Vanoni Lina Elira, to Sarah A Williamson	380 ST., 30 EAST-Rooms and large sultes. With bath; breakfast served if desired.
	170th et. a s. 150 w Boulevard; Charles W Bennett to Elvina Quast, 3 yrs. 4,000 146th st. a s. 75 w Amsterdam av; Gottlob Elein to East River Savings Institution,	Nicholson, Miriam, to Dry Dock Savings Bank	West Side.  UNIVERSITY PLACE, 3 (opposite Washington Square) Elegant (uprighed trooms; all con-
0	134th st, s.s., 110 w 5th av; J Newton Osorio to Joseph C Levi, trustee, 3 yrs	pany 20,000 7 63 449 Steinmuller, George A, to Christ Knapp 3,000 5 64 404 Berliner, Solomon, and	Square)—Elegant furnished rooms; all conveniences; superior house; gentlemen only.  12TH ST., 40 WEST.—A large and single room with bath for a gentleman; references.
0	Minturn P Collins to Home for Incurables.	others to Louis Elekwort 750 2,611 324  Berliner, Solomon, and others to Louis Elekwort 750 2,611 322	15TH ST., 350 WEST.—Handsomely furnished square rooms; all improvements; summer rates; convenient all cars.
1	114th st, 614 W; George L Slawson to Guaranty Trust Co. 5 yrs 10,000 147th st, a. 5.58 e Boulevard; Harriet L and James H Thomas to Bernard Havanagh, 8 yrs 1,100	Berliner, Solomon, and others to Lavinia J Palmer 1,050 2.243 117 Ponner, James S, and wife to Mary A A Woodrock. 12,500 2,004 209	15 TH ST., 218 WEST—Handsomely furnished front parlor and square rooms; third floor; all improvements; convenient ars.
1	Sth av. n w cor 148th st. James J Hall to American Mortgage Co. 5 yrs 26,000 8th av. w s. 24.11 n 148th st. same to same, 5 yrs	Jacobs, Solomon, to Farmers Loan and Trust company. 25,000 2,188 477	15TH ST., \$47 WEST-Newly furnisheder unfurnished large and small rooms: all improvements; private house; references.
1	8th av, w s. 74.11 n 148th st: same to John E Alexander, 5 yrs. 8th av, w s. 49.11 n 148th st: same to Walter and George Luke, excrs, &c, 5 yrs. 20,000	Bendett, Homer J. to New York Life Insurance Com- pany. 23,000 2,286 393 Christle, David and Alice,	16TH ST., 205 WEST.—Nicely furnished square rooms; all improvements; convenient all car lines; reference required.
0	137th st, n.s. 300 a Lenox av; Patrick J Leonard to U S Life Ins Co. 3 yrs	to Mutual Reserve Fund. 12,500 2,351 1 Cotman, William, to Robert Perguson 9,200 2,300 407 Deschere, Olga, to Amelia Y	17 TH ST., 24 WEST-Nicely furnished rooms; gentlemen or couples; best reference required. 220 ST., 410-412 WEST-Handsomen turnished large and small rooms; cool and convenient;
۰	112th at n.a. 125 e Lenox av: Caroline Gehrig	Grane, Henry F, and wife to Adele Lyra	230 ST. 814 WEST-Second floor; single and double rooms; parlor floor; extension; hot water;
0	der and Philip Alexander to Peter Brad-	Kalkhoff, Bertha, to Maria Kreusser Kelly, Michael, and wife to	220 ST., 414 WEST-Handsome large and small rooms; near L station; transients taken; all con-
١,	ley and ano. Convent av. 88; Henry W Remington to Dry Dock Savings Institution, 1 yr	Emigrant Industrial Sav- ings Bank (2)	veniences.  24 TH ST, 34 WEST, near Madison Sq.—Destrable cool, large and small rooms in quiet house; references.
١	4th av, ws. 74.11 n 125th st. John J Sperry to Katherine Rainsford, 5yrs	Reserve Fund	32D ST., 337 WEST-Newly furnished large and small rooms; running water. OWNER.
0	3d av. s w cor 129th st; Patrick F and Jere J Mullen to Dry Dock Savings Bank, 3 yrs. 20,000	Assignments of Mortgages.	34 TH ST., 211 WEST-Nicely furnished or unfurnished parlor floor; other rooms: doctor, dentist or gentlemen.
0	George Ehret, saloon lease, demand 1,500	Ames, Sarah E, to Theodore E and George W Green. \$350 Bradley & Currier Co to John M Gardner. 5,700 Bogert, Henry A, et al, exors, &c, to Marston	7 TH ST., 48 WEST.—Cool, handsomely furnished rooms; quiet house; private family; bath; excellent service.  OTH ST., 98 WEST.—Large, attractive rooms; delivate bath; also hall rooms; gentlemen needs.
0	(Borough of The Brons). Pelham st, 7; Joseph Levy and Hyman Cohen to Jonas Well and ano. 5 yrs	Becker, Louis, to Bridget Haran 10,000 Cochran, Annie C, to James C Gulick 4,000	ferred 41 ST. 126 WEST—(Near Hotel Vendome); alry, cool rooms; well furnished, finely kept private
0	Cherry st, 228 and 7 Pelham st; same to same, installs 7,000 Anthony av, e s, 867 n Burnside av; Daniel Havens to Joseph H Jones, 1 yr. Topping st, e s, 72.7 n 175th st; Christ Congregational Church of Mouti Hope, New York city, to William McNabb, 3 yrs. 450	Hutter, Leopold, to Louis Lese, ', part	1 cool rooms; well furnished; finely kept private house; desirable location.  1 ST., 220 WEST-Large and small neatly furnished rooms; all conveniences; bath, gas.
	186th st, s s, 50 e Kelly st; Conrad Frickel to	Mount, Charlotte A. committee, &c, to Charlotte A Mount, admrx, &c, 2.  The City Mortgage Co to Edward Winslow, assigns 5 morts.	hot and cold water in room; private house; moderate; gentleman or couple.  44TH ST. 113 W.—Elegantiy furnished second story front and other room; large closets; gen-
,	acres sedge land; also land under water of	United States Trust Co, trustee, to Charles E De Grauw 21,292 Vaughan, Henry B, to John Holl 1,063	44 H St., 224 WEST-Hall room; also second- floor room; awnings; half block Broadway; rea-
0	Long Island Sound about 281, acres; Louis L Seaman to David S Taber, trustee, 3 yrs. 30,000 Alexander av. s w cor 141st st; Henry Muller and wife to Emigrant Industrial Savings	Furniss, Sophia R C, trustee, to Title Guarantee and Trust Co	45 TH ST., 156 WEST— teely furnished, cool room; genileman or married couple; all con-
ŏ	Plot begins 93 w Washington av, widened, x218 ion 166th st runs w 50.2x n 66x4w.11x	Furniss, Sophia R C, and ano, trustees, to same 50,000 Same to same 45,000 Geiston, Thomas H, to Maria A Geiston 4,000 Holl Los to Jaho M Garda A Geiston 2000 Holl Lo	64 7 ST, 142 W.—Elegantly, newly furnished
0	Washington av. 4 s., old line 192 n c Quarry road; John F Hackett and wife to the Frank- lin Society for Home Building and Sav-	Hunt, Richard II, et al. exors, &c to Agnes Windrath	class house and neighborhood; summer rates.  8187., 104 WEST.—Newly furnished rooms; private house; near station; summer prices.
0	Hughes av, new line, n e cor 179th st, new line; Frederick Durr et al to Solomon Berliner, 3 vrs.	Stickner, Charlotte o Equitable Life Assur- ence So lety 250,000	Brooklyn.
0	Sylvan av. now Walton av. n e cor C'ifton pl. 200x200 to Townsend av. also C I ton pl. now Clifford pl s w cor Sylvan av. now Walton at 200x200 to Townsend av. lots	State Trust Co te Catherine W Loney 10,000	A SHLAND PLACE, 125, between Fulton and Flatbush avs; large and small furnished rooms at popular prices.  REVOORT PLACE, 11. near Bedford av.—Choice
0	22 23 and part of lots 12 and 13, map Town- send Poole, West Farms: Grand Boulevard and Concourse, lots 2 to 5 on same map; James W Hoey to N Y Security and Trust	113th st, 519-527 W. August R Ackert vs Henry F and Marie Cook	BREVOORT PLACE, 11. near Bedford av.—Choice of newly furnished rooms; convenient L—New York—Brighton.  CLASSON AV. 448. new management; nicely furnished rooms; all improvements, first-class
0	Co. 1 yr 180 st, new line, ss, 69.11 e Mapes av, new	Rapp vs James F Meehan	CLINTON ST., 166 Newly furnished rooms; all improvements; gentlemen preferred; convenient
0	Jerome av. e s. 225 n 200th st. Cacelia and James J Logan to Louise R Park, 3 yrs 1.000 154th st. n s, 125 e Courtlandt av. Eliza Linn	Westchester av, n w cor 156th st, 112.6x100; John W Rapp vs James F Mechan. 210.00 Division st, 219; Nathan Silverson vs Rutin Satenstein. 2.075.00	HANSON PLACE, 46 - Newly furnished; square and hall rooms; delightfully cool; all improve-
0	Morrisania: Joseph W Gedney to Stephen H Jackson, 1-3 part, 1 yr	2,075.00 100th st. s. s. 130 e 3d av. 75x201.10 to 99th at x25x irreg: Frederick G Chase vs White Building Co r Henry Hoster	ments: American family: gentlemen only.  PIERREPONT ST., 149—Heights; neatly furnished rooms to let at moderate prices.